

ORDINANCE NO. 4133

PROPERTY BETWEEN OLD SHERIDAN ROAD AND OREGON HIGHWAY 18

An Ordinance enacting certain development conditions on property located between Old Sheridan Road and Oregon Highway 18 hereinafter described; now, therefore,

THE CITY OF McMinnville ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City of McMinnville has found during the process of developing the McMinnville Comprehensive Plan, that it is desirable to place certain conditions on property located between Old Sheridan Road and Oregon Highway 18 to insure proper development of this area. Limitations on sewer service availability and access points, as well as the phasing of development of this property, were concerns noted during the planning process and are incorporated into this ordinance.

The City found through the comprehensive planning process that the best way to insure that the above concerns are addressed in the development of this property is to place a planned development overlay over said property.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over the area described by map in Exhibit "A".

The policies and procedures set by this ordinance shall be applied to the following land use decisions concerning this property: (1) Extension of public streets and utilities, to include water, sanitary sewer and storm sewer; (2) Land division activities; (3) Comprehensive plan and zone map changes; (4) Annexation. Development of single-family residential structures on existing legal lots shall be exempted from these ordinance requirements. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The following policies shall apply to the subject property:

- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (b) Residential development shall be limited to four units per acre. Areas within the established flood plain shall not be counted in the density

calculations. If additional sewer capacity is available, development may occur at the allowed density under the zoning classification.

- (c) Access shall be provided on Old Sheridan Road.
- (d) Sewer and water extensions to the property are given a low priority in relation to other areas within the Urban Growth Boundary. The City will not be obligated to any time frame for extending those services.

Section 5. Procedures for Review.

- (a) Annexation to the City of lands within the area covered by this ordinance shall meet the requirements of the annexation ordinance.
- (b) Comprehensive Plan Map amendments shall be processed under procedures set out in Ordinance No. 4127.
- (c) Zone changes and land divisions submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance). If standards and requirements of Chapter 17.51 differ with those established elsewhere by the City, the more restrictive standards and requirements shall be adhered to.
- (d) Land division requests shall also be processed under the requirements of Ordinance No. 3702 (Land Division Ordinance).
- (e) Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

This ordinance passed by the City Council on April 7, 1981.

